



Legislation Details (With Text)

File #: ZC-20-16 **Version:** 1 **Name:**
Type: Action Item **Status:** Reported to Council
File created: 2/8/2021 **In control:** Planning and Zoning Commission
On agenda: 2/23/2021 **Final action:**
Title: ZC-20-16 (Rattler Road Storage) Hold a public hearing and consider a request by Gene Eitel, on behalf of Ian A. Olsen and Sharon R. Eitel, for a Zoning change from Future Development (FD) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 3.62 acres out of the Rebecca Brown Survey, Abstract No. 46, Hays County, located at 2835 Rattler Road (S. Caldwell)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-20-16 Staff Report, 2. ZC-20-16 Maps, 3. ZC-20-16 Personal Notification Letter, 4. ZC-20-16 Code Comparison, 5. ZC-20-16 Comprehensive Plan Checklist, 6. ZC-20-16 Application Documents, 7. Rattler Road Storage Development Agreement, 8. ZC-20-16 Presentation

Date	Ver.	Action By	Action	Result
2/23/2021	1	Planning and Zoning Commission	recommended for approval	Pass

AGENDA CAPTION:

ZC-20-16 (Rattler Road Storage) Hold a public hearing and consider a request by Gene Eitel, on behalf of Ian A. Olsen and Sharon R. Eitel, for a Zoning change from Future Development (FD) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 3.62 acres out of the Rebecca Brown Survey, Abstract No. 46, Hays County, located at 2835 Rattler Road (S. Caldwell)

Meeting date: February 23, 2021

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*
Choose an item.

Background Information:

The subject property is located on Rattler Road between South Old Bastrop Highway and Highway 123. The property is located outside of City limits and an annexation request is being considered concurrently with this zoning request. The purpose of the zoning request to “Light Industrial” is to allow for the development of a 3.62-acre self-storage facility.

A development agreement for this property was approved by City Council at their regular December 2nd, 2020 meeting. The development agreement stipulates the following:

- Annexation concurrent with a request for Light Industrial zoning
- All uses prohibited except self-storage and office
- 50% of building façade must be constructed of stucco or other approved masonry
- A transitional protective yard shall be provided between the structures and rear of property, i.e., along the shared property line with San Marcos High School
- Consistency with submitted site plan, landscape plan, and renderings

A copy of the development agreement is included in this packet for reference.

The City of San Marcos will provide wastewater service to the site, Bluebonnet Electric will provide electrical service, and Crystal Clear SUD will provide water services.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “LI” Light Industrial